

WARRANTY DEED

019488

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

THAT I, JOAN C. GUTER, of Coopers Mills, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by CECILE M. WESTON, whose mailing address is 5 Jack Street, Winslow, Maine 04901

Being Unit #2 in Lincoln Woods Condominium located in Waterville, County of Kennebec and State of Maine, together with .0625% of the undivided interest appertaining to said Unit #2 in the common area and facility of said Lincoln Woods Condominium all as more fully set forth in the Declaration of Condominium dated December 6, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 259 and First Amendment thereto dated March 14, 1989 and recorded in said Registry of Deeds in Book 3516, Page 98, and Second Amendment thereto dated May 30, 1989 and recorded in said Registry of Deeds in Book 3558, Page 143. Said Declaration, First Amendment, and Second Amendment together with the schedules and exhibits thereto are incorporated herein by reference as though set forth at length herein.

Reference is hereby made to the survey and plans of Lincoln Woods Condominium entitled "Plan of Property of J. J. Development Corp., Lincoln Woods, A Condominium" dated October 12, 1988 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium File Nos. E-88279 through E-88281 inclusive and C-88282 through C-88288 inclusive and amended plans E-89064 and C-89065 through C-89071 inclusive, and E-89163. Said survey and plans being incorporated herein by reference.

The premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and on the aforementioned Plans, the within Grantee, as part of consideration given herefore, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Lincoln Woods, A Condominium.

Being the same premises conveyed to JOAN C. GUTER by Warranty Deed of J. J. DEVELOPMENT CORP. dated April 6, 1989 and recorded in the Kennebec County Registry of Deeds, Book 3529, Page 317.

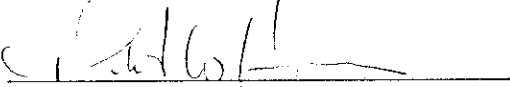
To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said CECILE M. WESTON, her heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said CECILE M. WESTON, her heirs and assigns, forever, against the lawful claims and demands of all persons.

41-56-2

IN WITNESS WHEREOF, I, the said JOAN C. GUTEK, have hereto
set my hand and seal this day of August, 1989.

Signed, Sealed and Delivered
in presence of



By Joan C. Gutek
JOAN C. GUTEK

STATE OF MAINE
County of Kennebec

August 24, 1989

Personally appeared the above-named JOAN C. GUTEK, and
acknowledged the foregoing instrument to be her free act and
deed. Before me,

Constance J. Hayward
Notary Public ~~XXXXXXXXXXXX~~
CONSTANCE J. HAYWARD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 8, 1990



RECEIVED KENNEBEC SS.

1989 AUG 29 PM 1:42

WITNESS: Thomas Beale Wilson
REGISTER OF DEEDS